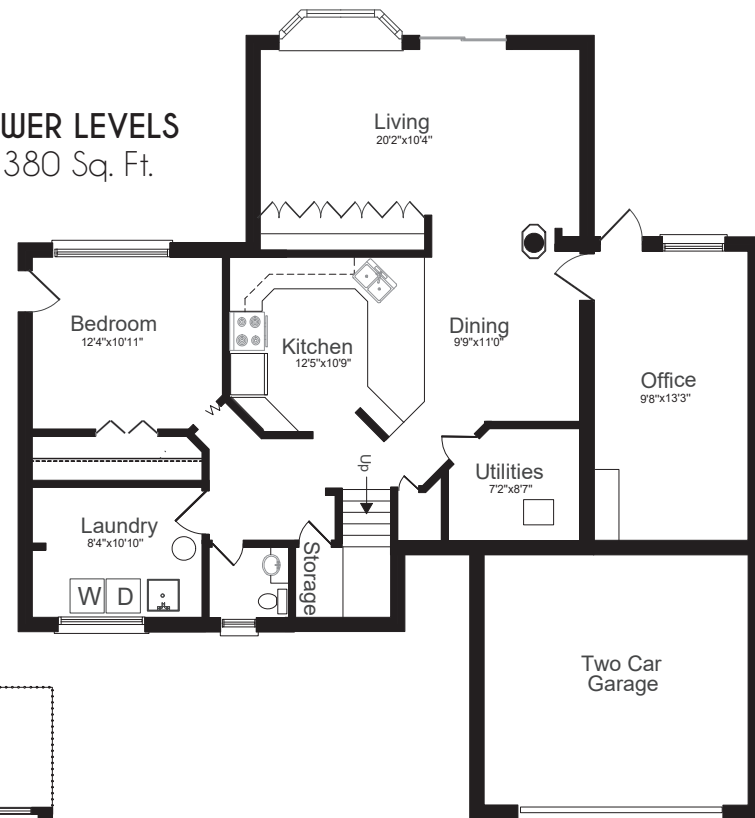
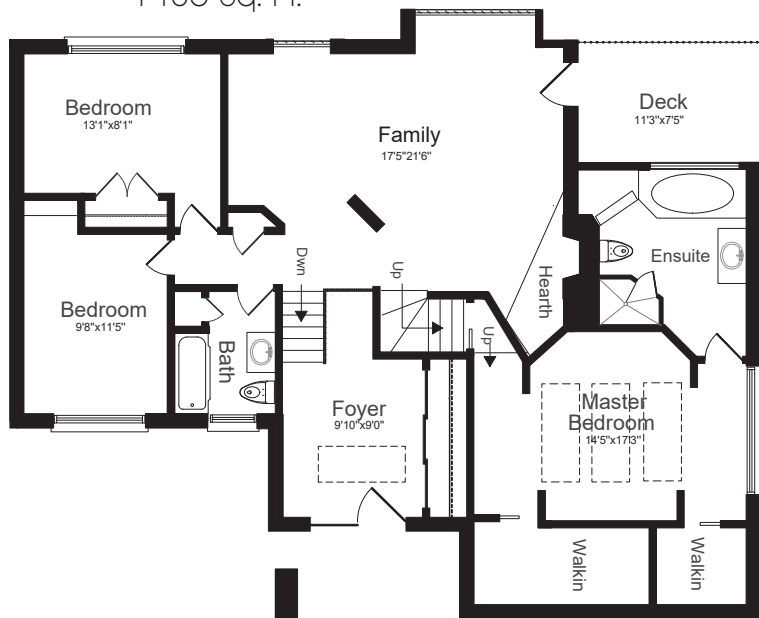


FLOOR PLAN

LOWER LEVELS
1380 Sq. Ft.



UPPER LEVELS
1430 Sq. Ft.



LOT SIZE: 41 x 137.71 ft., Rear 100 ft., West 126.04 ft.

BEDROOMS: 4

PARKING: Double car garage & 4 car parking

TAXES: 6,578.43/2017

BATHROOMS: 2x4, 1x2

POSSESSION: Immediate/TBA

9 WAXWING PLACE

BANBURY ~ DON MILLS



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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.





SPECIAL FEATURES

- Ravine lot
- Central air conditioning
- 200 amp service
- Furnace '07
- Roof '16
- Main floor Family Room
- Five walk-outs to ravine
- Wood burning fireplace

EXTERIOR FRONT YARD

- Double car garage
- Four car parking
- Mature trees & shrubs
- Stone patio
- Exterior lighting

FOYER

- Skylight
- Double door entry
- Cathedral ceiling
- Mirrored triple door sliding coat closet
- Porcelain flooring

UPPER FLOOR

- Linen closet

FAMILY ROOM

- Hardwood flooring
- Wood burning fireplace with built-in storage cubby
- Mirrored mantle
- Overlooks Living Room
- Custom glass railings
- Walk-out to large wooden deck

MASTER BEDROOM

- Pocket door entry
- Broadloom
- Slate accent wall
- Ceiling fan
- Vaulted ceiling
- Three skylights
- Window air conditioner
- Built-in speakers
- Two walk-in closets

4 PIECE ENSUITE BATHROOM

- French door entry
- Skylight
- Marble flooring & surround
- Walk-in shower
- Deep jet tub
- Custom vanity with granite countertop
- Built-in storage unit
- Overlooks ravine

BEDROOM

- Broadloom
- Floor-to-ceiling built-in storage unit
- Overlooks front garden

BEDROOM

- Broadloom
- Mirrored double closet
- Overlooks ravine

4 PIECE BATHROOM

- Updated
- Custom vanity with granite countertop
- Ceramic tile flooring and surround
- Deep soaker tub
- Built-in storage unit

LOWER LEVEL

- Hardwood flooring
- Storage under stairs
- Ceramic tile flooring
- Deep coat closet

KITCHEN

- Ceramic tile flooring
- Marble countertops
- Breakfast bar
- Stainless steel bottom mount LG fridge
- Stainless steel built-in Broan stove vent
- Stainless steel Whirlpool gas stove
- Built-in KitchenAid dishwasher
- Overlooks Dining Room

DINING ROOM

- Open concept
- Hardwood flooring

LIVING ROOM

- Hardwood flooring
- Open concept
- Two sliding door walk-outs to ravine & deck
- Electric fireplace
- Large Bay window
- Floor-to-ceiling built-in media centre
- Vaulted ceilings
- Overlooks ravine

OFFICE

- French door entry
- Hardwood flooring
- Walk-out to ravine
- Hideaway stairs to storage
- Overlooks ravine

2 PIECE BATHROOM

- Updated
- Above-ground window
- Porcelain flooring & surround

LAUNDRY ROOM

- Laminate & ceramic flooring
- Inglis washer & dryer
- Large above-ground windows
- Overlooks front garden

BEDROOM

- Laminate flooring
- Overlooks ravine
- Large double closet
- Walk-out to ravine

BACKYARD

- Overlooks ravine
- Large custom garden shed
- River rock patio
- Raised wooden entertainment sized deck with built-in electrical
- Exterior lighting

For more photos and information about this property, please visit

www.9WaxwingPlace.com